



FOR SALE

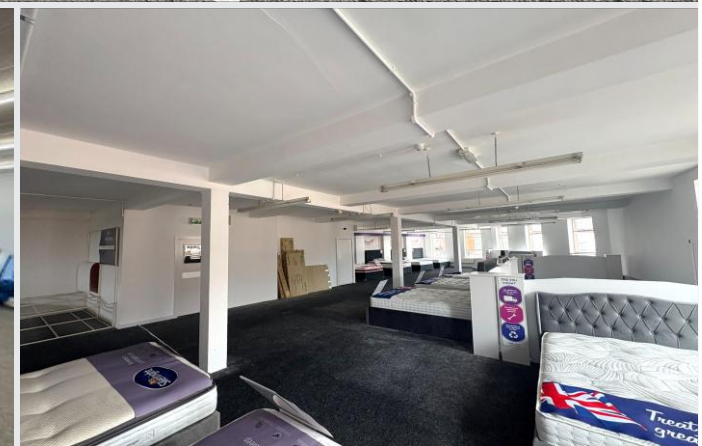
88 BATH STREET

ILKESTON, DERBYSHIRE DE7 8FE

553.56 sq m (5,957 sq ft)

Rare retail investment opportunity

- Situated in a prominent position on Bath Street
- Spacious open-plan accommodation set over two floors
- Benefits from rear loading or parking for up to two vehicles.
- Ample ancillary stores
- Good visibility and steady footfall
- Viewing advised



NG Chartered Surveyors
Roseway House | Unit 8 | Wheatcroft Business Park | Landmere Lane | Edwalton | Nottingham | NG12 4DG



LOCATION

The property is situated on Bath Street, Ilkeston's principal retail thoroughfare, which forms the main commercial focus of the town. Bath Street benefits from a steady flow of pedestrian traffic and a mix of national and independent occupiers, providing strong retail presence and visibility.

Ilkeston itself is a well-established market town located between Derby and Nottingham, with good transport links via the A610 and M1 motorway, as well as nearby rail connections, ensuring good accessibility.

DESCRIPTION

The ground floor provides a large open-plan sales area with dual-frontage and access at the rear which provides a choice of rear loading and/or off-street parking for 2 vehicles.

The first floor offers further open-plan accommodation with the added benefit of a separate office, staff break out, separate disabled WC and staff welfare facilities. Leading from the first floor is a mezzanine providing ancillary stores with rear access.

ACCOMMODATION

Measured on a Net Internal Basis, we calculate the floor areas to be:

	SQ M	SQ FT
Ground Floor	258.89	2,786
Mezzanine Stores	31.15	335
First Floor	263.52	2,836
TOTAL NIA	553.56	5,957

Measurements are approximate and NG cannot guarantee their accuracy. Interested parties are to rely on their own due diligence.

SERVICES

All mains services are evident within the property, but we can provide no warranty with regard to the capacity or connectivity.



SUBJECT TO CONTRACT

Viewing: By prior appointment
with the sole agents.

ALICIA LEWIS
07517-905795
alicia@ng-cs.com

CHARLOTTE STEGGLES
07954-996197
charlotte@ng-cs.com

EPC

The property has an EPC rating of 125 falling within Band E.

TOWN & COUNTRY PLANNING

We understand the property has an established consent for uses falling within Class E (Commercial Business & Services) of the Town & Country Planning (Use Classes) Order revised 2020.

BUSINESS RATES

Charging Authority: Erewash Borough Council
Description: Shop and premises
Rateable Value: £19,000
Period: 2025/26

TENURE

Freehold, subject to and with the benefit of the occupational lease to United Carpets (Property) Limited (Company Number :08053813) on the following terms:

Term: The lease term has expired; the tenant is currently holding over
Lease Start Date: 4th June 2014
Experian Score: 56 (below average risk) – credit limit £29,000
Annual Rent: £12,000 per annum exclusive

PRICE

We are inviting offers over £250,000.

VAT

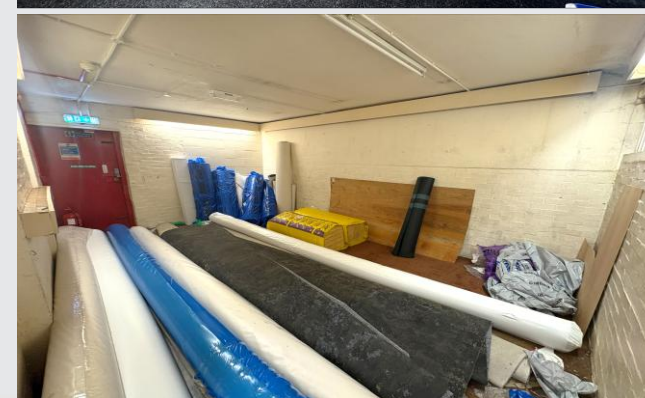
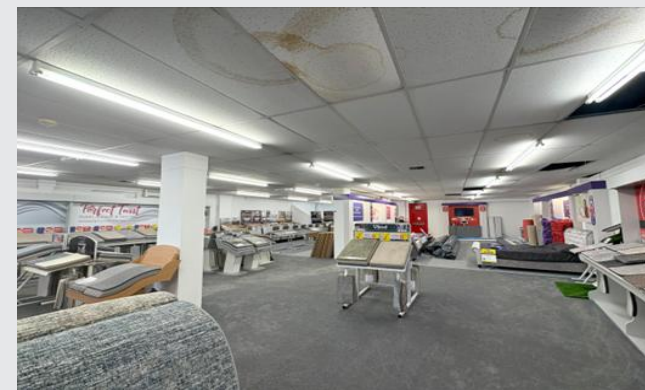
VAT is not applicable.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in documenting the transaction.

OUR ANTI-MONEY LAUNDERING POLICY

In accordance with Anti-Money Laundering Regulations, two forms of I.D. and confirmation of the source of funding will be required from the successful purchaser.



PROPERTY MISDESCRIPTION ACT 1. All statements contained in these particulars as to this property are made without responsibility on part of NG Chartered Surveyors, their joint agent or the Vendor or Lessors. All statements are made subject to contract and form no part of any contract or warranty. 2. These particulars have been prepared in good faith, to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information and verification. These particulars are believed to be correct, but their accuracy is not guaranteed. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services or appliances, equipment or facilities are in good working order. All information on the availability or service installations is based on the information supplied by the vendor or lessor. Prospective purchasers should satisfy themselves on such matters prior to the purchase. 4. The photograph(s) depicts only certain parts of the property. It should not be assumed that any contents or furnishings, furniture etc in the photograph are included within the sale. It should not be assumed that the property remains as displayed within the photograph. No assumption should be made with regard to parts of the property that have not been photographed. 5. All dimensions, distances and floor areas are approximate. Any plan areas and measurements shown are based upon the Modern Ordnance Survey Group Plans and there may be some discrepancy with the title deeds. The areas are given as a guide only. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 6. Descriptions of the property are subjective and are used in good faith as an opinion and not a statement of fact. Please make further specific enquiries to ensure that all descriptions are likely to match any expectations you may have of the property. 7. Information on Town and Country Planning matters and Rating matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers are recommended to obtain written verification thereof.